

Fee Schedule

BE IT RESOLVED by the City Council of the City of High Point, North Carolina that pursuant to the provisions of NCGS 160A-414 and Section 9-3-20 of the High Point Development Ordinance, the City Council hereby establishes the following schedule of fees pertaining to planning, development and inspection services.

Planning & Development Department
Effective September 1, 2003

Schedule I

Development Application, Subdivision & Site Plan Review Fees

Schedule I pertains to fees associated with the review of development applications, subdivisions and site plans. These fees are intended to defray the cost of legal advertisement, public notice, material and other operational costs the city incurs with processing these application and plan requests.

All application, subdivision and plan review fees are payable at the time of submission of the application or plan. In accordance with the city's Development Ordinance, no action shall be taken on proceedings before the Board of Adjustment, Planning and Zoning Commission, Historic Preservation Commission, Technical Review Committee or Watershed Review Committee until all applicable fees have been paid in full. There shall be no refund of a fee, except as provided specifically herein. A fee shall not be required if the application or plan is submitted by the City Council, any city board, commission or department.

Application Fees	
Zoning Map Amendment Special Use Permit Vested Rights Site Specific or Phased Development Plan	0-1 acre: \$300 >1-5 acres: \$600 >5 acres: \$900
Major Amendment to Conditional Use Permit or Special Use Permit (only)	\$500
Minor Amendment to Conditional Use Permit or Special Use Permit	\$100
Text Amendment	\$200
Street Closing	\$500
Street Renaming	\$200 + sign replacement costs

Annexation (Voluntary)	\$100
Land Use Plan Amendment	\$ 50
Board of Adjustment: Variance, Special Exception or Appeal	\$200
Watershed Variance (Major or Minor)	\$ 50.00
Historic Preservation Commission:	
Certificate of Appropriateness	\$ 50
Minor Works	No charge
Address Change	\$ 50
Water & Sewer Utility Extension Exemption	\$ 25
Application Refund	A request for an application fee refund may be granted provided the application is withdrawn prior to public notice being given on the application request.
Subdivision and Plan Review Fees	
Subdivision	
Sketch Plan	No charge
Preliminary Plat	\$100 + \$20 per lot
Final Plat	\$ 50 per plat
Site Plan	
Including IMUDs, Group	\$100
Developments, and Recreational Vehicle Parks.	+ \$4 per dwelling unit or space + \$4 per 1,000 sq. ft.
Street & Utility Construction Plan	

-For street, water, sanitary sewer and storm sewer facilities	\$ 50 per submittal
Watershed Development Plan	\$100 + \$25 per control device
ISA review only	\$ 25
PUD Unified Development Plan	\$200 (if reviewed separately)
TND Master Plan	\$200 (if reviewed separately)
Easement Reconveyance	\$ 75
Right-of-Way Encroachment	\$100
Exclusion Map	\$ 50
Plat or Plan Minor Revision	
For valid approvals or conditional approvals.	\$ 25 + increased or additional per lot, dwelling unit, space, square footage, or control device fee

Schedule II
Public Regional Stormwater Facility Fees

Impervious Surface Area (ISA) of Site Treated by Public Regional Stormwater Facility	Cost Per Impervious Surface Area (ISA) Acre
Minimum Fee	\$ 2,000
0-1 ISA acre	\$ 0.35 per ISA square foot
>1-5 ISA acres	\$ 30,000 per ISA acre
>5-10 ISA acres	\$150,000 + \$15,000 per ISA acre over 5
>10 ISA acres	\$225,000 + \$ 9,000 per ISA acre over 10
Fee Application Outside Corporate Limits	For property outside the corporate limits, the cost per impervious surface area acre shall be 100% greater.

Fee Application to Streets	The stormwater facility fee applies to all impervious surface within a development, including public and private streets; however, where a developer constructs a 4-lane or larger public street within a development, then the fee shall apply to only 50% of the impervious surface area of that public street.
City Property	A fee shall not be charged to any city owned property utilizing a public regional stormwater facility.
Fee Refund	No refunds shall be made unless the applicable watershed development plan is voided or revised accordingly and no impervious surface has been installed.

Schedule III

General Permit & Inspection Fees

Schedules III through VIII pertain to fees associated with the review, permitting and inspection of building construction, structures and land uses. These fees are intended to offset the city's cost for administering and operating the inspections program.

Upon the request of the permit holder, an 80% refund may be authorized where no field inspections or other inspection work has been conducted, provided, that a minimum of \$40.00 shall be retained.

Minimum Permit or Inspection Fee: <ul style="list-style-type: none"> Minimum fee for any permit or inspection service. 	\$ 40.00
Modular Construction: <ul style="list-style-type: none"> Modular structures having a third party inspection label certifying compliance with the N.C. State Building Code. Contractors entitled to permit, footing, foundation, and final inspections. Any additional inspections shall be charged as re-inspections. Plumbing, electrical, and mechanical permits are charged separately. 	\$120.00
Manufactured Housing: <ul style="list-style-type: none"> Manufactured housing with a HUD label. Contractor entitled to a permit and a final set-up inspection. Any additional inspections shall be charged as re-inspections. 	\$ 70.00
Building Demolition:	

<ul style="list-style-type: none"> Residential: Fee includes permit and one inspection when demolition is completed and site cleaned. 	\$ 40.00
<ul style="list-style-type: none"> Commercial: Includes permit, one pre-demolition permit for safety protective measures, inspections required during course of demolition, and final inspection when site cleaned and demolition is complete. 	\$120.00
Building Relocation: <ul style="list-style-type: none"> Pre-moving safety inspection Entitles applicant to a footing, foundation, and final inspection. 	\$ 40.00 \$120.00
Construction Plan Review:	
<ul style="list-style-type: none"> Residential Construction Plan Review Fee may be reduced 50% for master plan reviews 	\$ 50.00
<ul style="list-style-type: none"> Nonresidential Construction Plan Review: 	
<ul style="list-style-type: none"> 4,000 sq. ft. or less 	\$ 75.00
<ul style="list-style-type: none"> >4,000 	\$125.00
Plan Revision: <ul style="list-style-type: none"> Fee for reviewing revisions to approved construction plans and is due before issuance of a Certificate of Occupancy. 	\$ 40.00
Occupant Load Posting: <ul style="list-style-type: none"> Entitles applicant to inspection and posting of occupant load not associated with a building permit. 	\$ 40.00
Stocking Inspection: <ul style="list-style-type: none"> Authorizes stocking and placement of materials in building only, no occupancy authorized. 	\$ 50.00
Temporary Certificate of Compliance:	\$100.00

<ul style="list-style-type: none"> • Authorizes temporary occupancy of a building or specified portion for a specified period of time. 	
Temporary Power: <ul style="list-style-type: none"> • Inspections and administrative functions provided relative to providing temporary power during construction. 	\$ 75.00
Beverage Licenses and Privilege Licenses: <ul style="list-style-type: none"> • Entitles applicant to inspections required for approval of beverage and privilege licenses. 	\$ 60.00
Commercial Fire Prevention Review:	
<ul style="list-style-type: none"> • Per 5,000 Square Feet 	\$ 40.00
<ul style="list-style-type: none"> • Fire Alarm System 	\$ 40.00
<ul style="list-style-type: none"> • Sprinkler System 	\$ 40.00
Re-inspection Fees:	
1 st Re-inspection	\$ 40.00
Additional re-inspection	\$ 60.00
Working Without A Permit: <ul style="list-style-type: none"> • Permits issued after commencement of work shall be charged at twice the basic fee. 	2 x permit fee
Failure To Obtain Final Inspection: <ul style="list-style-type: none"> • Administrative fee charged to contractor or applicant permitting occupancy of a building or space prior to receiving all required final inspections. 	\$100.00

**Schedule IV
Zoning Fees**

Zoning Inspection:	\$ 40.00
---------------------------	----------

<ul style="list-style-type: none"> For any required zoning finals such as landscaping, buffers, conditional use permits, or other landscape inspections required by the City of High Point Development Ordinance. 	
Land Use Permit:	\$ 40.00
Home Occupation Permit:	\$ 40.00
Fence Permit: Cost of Fence:	
<ul style="list-style-type: none"> \$ 1 - \$2,500 	\$ 10.00
<ul style="list-style-type: none"> \$2,501 - \$5,000 	\$ 15.00
<ul style="list-style-type: none"> \$5,001 - Over 	\$ 25.00
Sign Permit:	
<ul style="list-style-type: none"> 1 - 15 Sq. Ft. 	\$ 40.00
<ul style="list-style-type: none"> 16 - 32 Sq. Ft 	\$ 50.00
<ul style="list-style-type: none"> 33 - 100 Sq. Ft. 	\$ 75.00
<ul style="list-style-type: none"> 101 - 300 Sq. Ft. 	\$125.00
<ul style="list-style-type: none"> Over 300 Sq. Ft. 	\$200.00
Temporary Sign Permit: <ul style="list-style-type: none"> Issued for banners, flags, pennants, and other wind blown devices used for special promotions. 	\$ 40.00
Common Signage Plan: Plan Review for Compliance	\$ 75.00
Eastchester Design Criteria Inspection	\$ 50.00
Zoning Confirmation/Verification	\$ 25.00
<ul style="list-style-type: none"> If field inspection required 	\$ 50.00

Schedule V
Building Permit Fees

For the purposes of calculating building permit fees, the building construction value shall be determined based upon the finished and unfinished square footage under roof using the construction cost information listed in the most recent version of the Building Valuation Data published by Southern Building Code Congress International (SBCCI).

Building permits are required on all construction unless exempted by N.C. General Statute 160A-417 as follows:

- *Permits are not required on single family residential projects costing less than \$5,000 if all of the following conditions are met: The work does not involve load bearing members and the project does not require a change in the electrical, mechanical, and plumbing systems.*

On "Fast Track" or other projects, where incremental permits are issued, fees shall be calculated at 110% of the normal fee.

Construction Value	Permit Fee
\$ 1 to \$ 9,000	\$ 40.00
\$ 10,000 to \$ 49,000	\$ 40.00 + \$4.00/1,000 or fraction thereof over 9,000
\$ 50,000 to \$ 99,000	\$ 200.00 + \$3.00/1,000 or fraction thereof over 49,000
\$ 100,000 to \$499,000	\$ 350.00 + \$2.00/1,000 or fraction thereof over 99,000
\$ 500,000 +	\$1,150.00 + \$1.00/1,000 or fraction thereof over 499,000

Schedule VI
Electrical Permit Fees

Residential:
New Service

• 1,200 sq. ft. and under	\$ 90.00
• 1,201 to 2,000 sq. ft.	\$110.00
• 2,001 to 3,000 sq. ft.	\$125.00

• Over 3,000 sq. ft.	\$140.00
• Service Change	\$ 35.00
• Addition Only	\$ 40.00
• Addition with Service Change	\$ 50.00
• Apartment (per unit)	\$ 85.00
• Apartment (house meter)	\$ 65.00
Commercial: Service Size	
• 000 - 150 AMP	\$ 50.00
• 151 - 200 AMP	\$ 60.00
• 201 - 225 AMP	\$ 65.00
• 226 - 250 AMP	\$ 70.00
• 251 - 300 AMP	\$ 75.00
• 301 - 400 AMP	\$ 80.00
• Over 400 AMP	\$ 80.00
• Per AMP over 400 AMP	\$ 0.20
Outlets, Fixtures	
• 001 - 025	\$ 10.00
• 026 - 050	\$ 15.00
• 051 - 075	\$ 20.00
• 076 - 100	\$ 25.00

• Over 100 outlets	\$ 25.00
• Each outlet over 100	\$ 0.10
Motors	
• Each Horsepower	\$ 0.50
• Load Control Device	\$ 5.00
Miscellaneous	
• Repair	\$ 40.00
• Temporary Service	\$ 40.00
• Service Change	\$ 35.00
• X-Ray Machine	\$ 10.00
• Gasoline Pump	\$ 10.00
• Welding Machine	\$ 5.00
• Furnace Unit Heater	\$ 5.00
• Sign	\$ 20.00
• Air Conditioning Units	\$ 10.00
• Transformers per KVA	\$ 0.50
Load Control Device	\$ 5.00
• Modular Building	\$ 50.00
• Showroom Upfit or Interior Additions	\$ 50.00
• Swimming Pool	\$ 50.00
• Swimming Pool Bonding Only	\$ 30.00

• Hot Tub	\$ 40.00
• Furnace	\$ 10.00
• Mobile Homes	\$ 40.00
Electric Heat	
• Per Kilowatt	\$ 0.50

Schedule VII
Mechanical Permit Fees

Residential	
New Construction Heating Only (1st Unit)	\$60.00
• Each Additional Heat Unit	\$30.00
New Construction Heating and AC (Per Unit)	\$65.00
• Each Additional Unit	\$30.00
Existing Heat Producing Equipment:	
• Installation, Conversion, Replacement of Boilers, Furnaces, Wood Stoves, Electric Air Handlers, Water Air Handlers, Unit Heaters, Steam, Conversion Burners, Gas Cooking Appliances	
• 000,000 - 150,000 BTU/HR or 00 KW - 100 KW	\$30.00
• 151,000 - 400,000 BTU/HR or 46 KW - 100 KW	\$35.00
• 401,000 - 1,000,000 or over 100 KW	\$45.00
• Over 1,000,000 (Per 500,000 or part thereof)	\$15.00
Existing Construction - A/C and Heat Pumps (Per Unit)	\$30.00
Existing Construction - Complete Heat Pump System	\$45.00

Gas Connections:	
• Lines, Outlets, Miscellaneous Gas Appliances, House Piping	\$12.00
Commercial	
Heat Producing Equipment:	
• Installation, Conversion, Replacement of Boilers, Furnaces, Wood Stoves, Electric Air Handlers, Hot Water Air Handlers, Unit Heaters, Steam Heaters, Conversion Burners, Gas Cooking Appliances	
• 000,000 - 150,000 BTU/HR or 000 KW - 045 KW	\$ 35.00
• 151,000 - 400,000 BTU/HR or 046 KW - 100 KW	\$ 40.00
• 401,000 - 1,000,000 BTU/HR or OVER 100 KW	\$ 45.00
• Over 1,000,000 (Per 500,000 or part thereof)	\$ 15.00
Air Conditioners, Heat Pumps	
• 00 - 08 Tons (Per Unit)	\$ 30.00
• 09 - 15 Tons (Per Unit)	\$ 45.00
• 16 - 25 Tons (Per Unit)	\$ 55.00
• Over 25 Tons (each 5 tons or part thereof)	\$ 15.00
• Chillers	\$100.00
Duct System Only	\$40.00
Water Cooling Towers	\$50.00
Fan Coil Units, Non Heat Air Handling Units, Non Heat VAV Boxes	
• 0 - 1,000 CFM	\$10.00

• 1,001 - 3,000 CFM	\$15.00
• 3,001 - 5,000 CFM	\$25.00
• Each Additional 1,000 CFM Over 5,000	\$10.00
Exhaust Systems for Cooking Equipment	\$50.00
Paint Spray Booth	\$50.00
Blower and Exhaust Systems for Dust, Stock, Flammable and Non Flammable Vapor Removal Systems and Conveying, Including Bathroom Exhaust Fans	
• 00 - 05 Motor Horsepower	\$10.00
• 06 - 25 Motor Horsepower	\$20.00
• Over 25 Motor Horsepower	\$35.00
Gas Connections: Lines, Outlets, Miscellaneous Gas Appliances-Each Outlet	\$12.00

Schedule VIII
Plumbing Permit Fees

Item	Cost per fixture
Closets	\$7.00
Showers	\$7.00
Water Heaters	\$7.00
Sewer Line per 100 ft. or part thereof	\$7.00
Water Line per 100 ft. or part thereof	\$7.00
Water & Sewer in same ditch per 100 ft or part thereof	\$7.00
Lavatories	\$7.00

Tubs	\$7.00
Urinals	\$7.00
Roof Drains	\$7.00
Washing Machines	\$7.00
Slop Sink	\$7.00
Sinks	\$7.00
Floor Drains	\$7.00
Water Coolers	\$7.00
Storm Drains	\$7.00
Sewer Lifts	\$7.00
Dishwashers	\$7.00
Pits	\$7.00
Miscellaneous	\$7.00
Slab Construction (in addition to fixture cost)	\$40.00

Approved this 7th day of August 2003 and effective the 1st day of September 2003 by the High Point City Council.

ATTEST:

s/Lisa B. Vierling

Lisa B. Vierling, CMC